BILL GARRETT, Davidson County
Trans:T20150064763 DEEDWARR
Recvd: 08/05/15 10:26 2 pgs
Fees:13.00 Taxes:1146.63

20150805-0077764

	STATE OF TENNESSEE COUNTY OF The actual consideration or value, whichever is greater, for this transfer is $309,900.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2015. Notary Public My commission expires: 8-23-16
(Notary Stamp)	

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires AUG. 23, 2016

THIS INSTRUMENT PREPARED BY
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Watson and Matthew Watson	Same	**Map\Parcel: 186-04-OA-003.00-CO**
8077 Canonbury Drive		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Antonette Bradbury, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Watson and Matthew Watson, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Final Plat Burkitt Place, Phase 1A, Section 1, of record in Plat at Instrument No. 20060315-0029572 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048557, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Antonette Bradbury, an unmarried woman by Warranty deed from Brookhaven Development, LLC, a Tennessee limited liability company of record in Instrument No. 20090427-0037605 Register's Office for Davidson County, Tennessee, dated April 23, 2009 and recorded on April 27, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record as Instrument Number 20060315-0029572, as corrected in Instrument Number 20060427-0048557, Register's Office for Davidson County, Tennessee, Covenants, Conditions and Restrictions for Burkitt Place of record in Book 3845, Page 754, as amended in Book 4611, Page 667 and Book 4179, Page 811 (all of record in the Register's Office for Williamson County, Tennessee) and Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee, By-Laws of record in Book 3845, Page 789, Register's Office for Williamson, County, Tennessee, Charter for Burkitt Place HOA of record in Book 4244, Page 871, in the Register's Office for Williamson County, Tennessee, Deed for common areas to HOA of record in Instrument No. 20071220-0145868, in the Register's Office for Davidson County, Tennessee, Easement Agreement of record in Book 3855, Page 402, Register's Office for Williamson County, Tennessee, and Instrument No. 20060317-0030915, in the Register's Office for Davidson County, Tennessee, Deed to State of Tennessee of record in Book 1481, Page 273, in the Register's Office for Williamson County, Tennessee, Ingress & Egress Easement in reference to cemetery of record in Book 112, Page 184, in the Register's Office for Williamson County, Tennessee, Easement and contribution agreement of record in Book 3657, Page 344 (Register's Office for Williamson County, Tennessee), and Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee, Easement to United Telephone Company of record in Book 3940, Page 211 (Register's Office for Williamson County, Tennessee) and Instrument No. 20060607-0067543, in the Register's Office for Davidson County, Tennessee, Sanitary Sewer and Drainage Easement of record in Book 3678, Page 723, in the Register's Office for Williamson County,

Tennessee, Sewer Easement of record in Book 4889, Page 602, in the Register's Office for Williamson County, Tennessee, all matters shown on PUD Boundary Plat the Plan of record as Instrument Number 20050920-0113225, Register's Office of Davidson County, Tennessee, Greenbelt Assessment of record in Book 8881, Page 778, in the Register's Office for Williamson County, Tennessee, Storm Water Detention Agreement of record in Instrument Number 20060427-0048083, in the Register's Office for Davidson County, Tennessee, Restrictions of record as Instrument Number 20090427-0037605 in the Register's Office for Davidson County, Tennessee, rights of others in and to the common areas and/or elements, Register's Office for Williamson County, Tennessee and Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **8077 Canonbury Drive Nolensville, TN 37135.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of July, 2015.

Antonette Bradbury

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Antonette Bradbury the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2015.

Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **150220**
RECORD & RETURN TO:
SolomonParks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 104
BRENTWOOD, TN 37027